

RESOLUTION NO. 2006-163

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LODI APPROVING
A GENERAL PLAN AMENDMENT FOR DEVELOPMENT OF AN OFFICE
BUILDING, RETAIL COMMERCIAL USES, 1,084 DWELLING UNITS, AND
ASSOCIATED PUBLIC FACILITIES (REYNOLDS RANCH PROJECT) ON 220
ACRES LOCATED ON THE SOUTH SIDE OF HARNEY LANE BETWEEN STATE
HIGHWAY 99 AND THE UNION PACIFIC RAILROAD TO THE WEST

WHEREAS, the City Council of the City of Lodi has held a noticed public hearing; and

WHEREAS, the affected properties are located within the Reynolds Ranch Project totaling 220 acres and are described as follows:

APN	OWNER	ADDRESS	CITY	STATE	ZIP
058-110-04	REYNOLDS, ROBERT & CAROLYN ETA	33 E TOKAY ST	LODI	CA	95240
058-110-05	KATZAKIAN, CHARLES S & MELISSA	PO BOX 2484	LODI	CA	95241
058-110-41	REYNOLDS, R & C ETAL	33 E TOKAY ST	LODI	CA	95240
058-130-02	VARNER, SEAN & SUMMER	13475 N STOCKTON ST	LODI	CA	95240
058-130-03	HEUANSAVATH, SENGSOIRISACK & V	13409 N STOCKTON ST	LODI	CA	95240
058-130-05	ZARATE, ISAAC B & DONNA I TR	2036 BISHOP ST	STOCKTON	CA	95205
058-130-06	DELLA MAGGIORA, DOMENICO TR ET	13323 N STOCKTON ST	LODI	CA	95240
058-130-07	PARISES, ELISA ADELE	13322 N STOCKTON ST	LODI	CA	95240
058-130-08	MCLEAN, JEFFREY JOHN ETAL	310 KENSINGTON WAY	LODI	CA	95242
058-130-09	BRADLEY, ERMA F TR ETAL	310 KENSINGTON WAY	LODI	CA	95242
058-130-11	STOCKER, PATRICK F & SANDRA H	PO BOX 673	VICTOR	CA	95253
058-130-15	REYNOLDS, ROBERT L & CAROLYN E	33 E TOKAY ST	LODI	CA	95240
058-130-16	REYNOLDS, ROBERT L & CAROLYN E	33 E TOKAY ST	LODI	CA	95240
058-130-17	BISLA, BRIJ D & S K	13137 N ST RT 99 W F	LODI	CA	95240
058-130-19	DEL CASTILLO, MARCIANO & B	13191 N HWY 99	LODI	CA	95240
058-130-21	SEEMAN, DELFORD & E TRS	13275 N STOCKTON ST	LODI	CA	95240
058-130-22	PELLETTI, MARIA	13167 S STOCKTON ST	LODI	CA	95240
058-130-24	TSUTSUMI, AGNES M TR ETAL	3725 E ARMSTRONG RD	LODI	CA	95240
058-130-04	GRIFFITTS, WILLIAM & CHERYL T	13387 N STOCKTON ST	LODI	CA	95240
058-130-10	STOCKAR, PATRICK F & SANDRA H	PO BOX 673	VICTOR	CA	95253
058-130-14	HELM, SHIRLEY ANN ETAL	13125 N STOCKTON ST	LODI	CA	95240
058-130-18	LODI MOOSE LODGE 634	13263 N HWY 99	LODI	CA	95240

WHEREAS, the applicant represents property owners of approximately 190 acres of the development site and these property owners have provided consent to the project proponent and applicant for this General Plan amendment request; and

WHEREAS, the project proponent and applicant is Dale Gillespie Development, San Joaquin Valley Land Company LLC, Lodi, CA, 95258; and

WHEREAS, the City Council did consider and certify the *Environmental Impact Report* (06-EIR-01) and adopted Findings and Statement of Overriding Considerations pursuant to California Environmental Quality Act (CEQA); and

WHEREAS, the property has a General Plan designation of PRR (Planned Residential Reserve); and

WHEREAS, the request is to change the General Plan designation of the property to Planned Residential (PR) as amended, Office (O), Neighborhood Community Commercial (N/CC); and

WHEREAS, the Planned Residential designation is proposed to be amended as follows:

PR Planned Residential:

This designation provides for single-family detached and attached homes, secondary residential units, multifamily residential units, parks, open space, detention basins, public and quasi-public uses, and similar and compatible uses. All development under this designation shall be approved pursuant to a development plan, master plan, or specific plan. New residential units within planned residential areas will strive to be developed according to a general policy goal of maintaining the following mix of residential densities: 65 percent low density; 10 percent medium density; and 25 percent high density. The development plan and zoning for Planned Residential shall specify the allowable density for residential development within any area designated Planned Residential. The average residential density of a development plan, master plan, or specific plan will generally not exceed 7.0 units per gross acre. This designation assumes an average of 2.60 persons per household.

WHEREAS, all legal prerequisites to recommend the approval of this request have occurred; and

WHEREAS, based upon the evidence within the staff report and project file, the City Council of the City of Lodi makes the following findings:

1. An Environmental Impact Report (06-EIR-01) for this project was certified by City Council Resolution No. 2006-162.
2. The required public hearing by the City Council was advertised in the Lodi News-Sentinel, posted on the project site and mailed to all property owners within 300 feet of the proposed project and to those individuals who have specifically requested notice related to this property.
3. It is found that the requested General Plan amendments do not conflict with adopted plans or policies of the General Plan and will serve sound Planning practice. The proposed amendments are consistent with the General Plan and its Housing Element. Specifically, the proposed residential density is consistent with the planned residential reserved density in the General Plan, which anticipates that the residential density will generally not exceed seven units per gross acre. In addition, the office and commercial uses are compatible with the residential uses in that they are designed, in part, to serve the residential by providing services, goods, and employment nearby and they are designed consistent with New Urbanisms principals of creating pedestrian-friendly self-sustaining communities.

4. The proposed design and improvement of the site is consistent with all applicable standards adopted by the City in that the project, as conditioned, will conform to adopted standards and improvements mandated by the City of Lodi Public Works Department Standards and Specifications, Zoning Ordinance as well as all other applicable standards.
5. The size, shape, and topography of the site is physically suitable for the mixed-use development proposed in that the site is generally flat and is not within an identified natural hazard area.
6. The site is suitable for the density proposed by the project in that the site can be served by all public utilities and has developed design solutions for storm water, traffic, and other required infrastructure needs.

NOW, THEREFORE, BE IT RESOLVED, DETERMINED, AND ORDERED, that the City Council of the City of Lodi hereby approves the General Plan amendments shown below:

1. The General Plan maps for the property shall be as shown on Attachment A hereto.
2. The definition of Planned Residential is hereby amended to read as follows:

PR Planned Residential:

This designation provides for single-family detached and attached homes, secondary residential units, multifamily residential units, parks, open space, detention basins, public and quasi-public uses, and similar and compatible uses. All development under this designation shall be approved pursuant to a development plan, master plan, or specific plan. New residential units within planned residential areas will strive to be developed according to a general policy goal of maintaining the following mix of residential densities: 65 percent low density; 10 percent medium density; and 25 percent high density. The development plan and zoning for Planned Residential shall specify the allowable density for residential development within any area designated Planned Residential. The average residential density of a development plan, master plan, or specific plan will generally not exceed 7.0 units per gross acre. This designation assumes an average of 2.60 persons per household.

Dated: August 30, 2006

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I hereby certify that Resolution No. 2006-163 was passed and adopted by the City Council of the City of Lodi in a special meeting held August 30, 2006, by the following vote:

AYES: COUNCIL MEMBERS – Beckman, Hansen, and Johnson

NOES: COUNCIL MEMBERS – Mounce and Mayor Hitchcock

ABSENT: COUNCIL MEMBERS – None

ABSTAIN: COUNCIL MEMBERS – None


JENNIFER M. PERRIN
Interim City Clerk

Attachment A Amended General Plan Map

